



Threeways House The Street, Catfield, NR29 5AZ

Price Guide £400,000





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- Spacious Period Property
- Many Character Features including Exposed Beams
- Stunning Mature Gardens
- Substantial Garage/Workshop
- Popular Broadland Location
- Four Bedrooms
- Oil Central Heating (part underfloor)
- Driveway Parking to the Rear
- Delightful Village Centre Location
- Internal Viewing Highly Recommended!

Aldreds are delighted to offer this substantial period property, located in the heart of the Broadland village of Catfield. This wonderful four bedroom home, once two separate dwellings, offers an abundance of character features mixed with generous living spaces including a 7m x 4m lounge with impressive inglenook fireplace, multi fuel stove and exposed ceiling beams. There is also a 9.8m long, garden facing kitchen/breakfast room, separate sitting/dining room, a 'wet room' style ground floor shower room, utility and a first floor bathroom.

A particular feature of the property is the outside space with an adjoining garage/workshop with large driveway behind and the delightful, mature gardens to the rear are not to be missed!

Newly available to the market and offered with no onward chain, early internal viewing is highly recommended to appreciate..



Entrance Hall/Utility Area 9'8" reducing to 8'6" x 10'9" at max (2.95m reducing to 2.6m x 3.3m at max)

Part glazed entrance door, exposed brick work to walls, patterned tiled floor with under floor heating, brick plinth and bespoke oak work surface over an area housing plumbing for washing machine and power points, oil fired boiler for hot water and central heating, thermostat, manifold for under floor heating, doors leading off;

Shower Room

Rear facing obscure glazed window, tiled walls, exposed brick work, patterned tiled floor with under floor heating, wet room style shower area with floor drain and tiled surround, inset fitted shelving, hand wash basin with tiled splash back, corner low level w.c., ventilation.

Kitchen Breakfast Room 32'2" x 8'6" (9.82m x 2.6m)

With partial under floor heating, two rear facing windows, glazed French doors and part glazed door leading to rear garden, a range of solid wood fitted kitchen units with butchers block style work surface, tiled surrounds, ceramic sink drainer with mixer tap, plumbing for dishwasher, range cooker with LPG hob and electric ovens with tiled surround with feature beam over, vertical radiator, loft access, inset ceiling lighting, doors leading off.





Lounge 22'11" x 14'11" (7m x 4.57m)

With three front facing windows, an impressive Inglenook fireplace with timber beamed mantle, pamment tiled hearth and a multi fuel stove, power points, television point, inset ceiling lighting with exposed beams, three radiators, door giving access to;

Dining/Sitting Room 15'1" x 12'7" at max (4.6m x 3.85m at max)

Window and part glazed door to front, radiator, stairs to first floor landing with under stair cupboard, Inglenook former fireplace with a raised pamment tiled hearth, inset shelving, exposed beam, door from dining area of kitchen/dining room, power points, inset ceiling lighting.

First Floor Landing

Rear facing window, power points, telephone point, loft access, doors leading off;

Bedroom 1 12'7" x 10'5" at max (3.84m x 3.2m at max)

Window to front aspect, exposed brick fireplace and chimney breast (now boarded), radiator, power points, television point, inset ceiling lighting.

Bedroom 2 11'10" x 7'4" (3.61m x 2.25m)

Window to front aspect, radiator, power points.

Bedroom 3 11'10" x 7'10" at max (3.61m x 2.39m at max)

Window to rear aspect, radiator, power points, exposed beams.

Directions

From Aldreds Stalham Office proceed towards Great Yarmouth along the A149. Turn right sign posted Catfield and Ludham and proceed into the village of Catfield bearing round to the right, where the property can be found on the right hand side, just before the right hand turn into Church Road and the village store/post office.



Bedroom 4 10'9" x 7'1" (3.28m x 2.16m)

Window to front aspect, radiator, power points.

Bathroom

Rear facing window, panelled bath with tiled surround, low level w.c., pedestal hand wash basin with tiled splash back, shavers light, heated towel rail.

Garage/Workshop

A wrap around corner garage/work-shop with an interesting history, windows to front and side, door to rear and double doors to front street aspect with inspection pit, power and lighting.

Outside

The property is situated in a pleasant central village position with vehicular access via a shared loke to a private driveway to the rear with ample parking space for three vehicles and access to main entrance and gate to rear garden. A particular feature of the property is the stunning enclosed rear garden, beautifully stocked with a variety of shrubbery and planting, laid to lawn, paved patio with well, outbuilding, greenhouse and a delightful summerhouse/workshop with decked veranda.

Tenure

Freehold

Services

Mains water, electric and drainage

Council Tax

North Norfolk District Council. Band 'C'

Location

Catfield is a semi rural Broadland village with facilities including Post Office/Store, First School, Church, Bus Service and a Public House. The village lies conveniently between the Rivers Ant and Thurne. Catfield Staith offers boating access to Hickling Broad and the River Thurne beyond. The nearby Broadland town of Stalham offers a full range of amenities including a Tesco supermarket and is approximately 3 miles distant, with The Fine City of Norwich and Great Yarmouth both approximately 14 miles.

Reference

PJL/S9947



Floor Plans



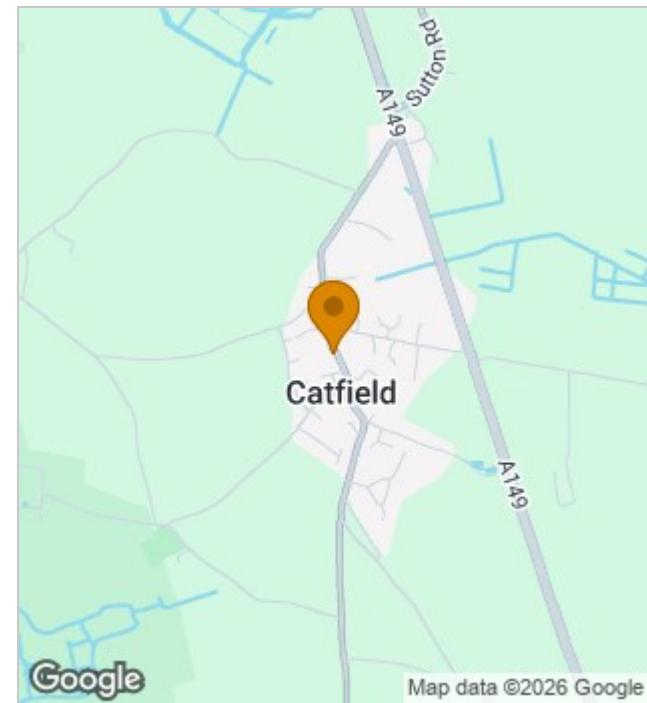
Viewing

Please contact our Aldreds Stalham Office on 01692 581089 if you wish to arrange a viewing appointment for this property or require further information.

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Location Map



Energy Performance Graph

